

Association News .....	page 2
\$500 Reward .....	page 2
Wildfire Danger High .....	page 3
Election Results .....	page 4

vol. V, no. 1  
**september 1997**  
*Surf Pines Association Newsletter*  
*for all members*



# the Surf Pines Breeze

## 1997 Annual Meeting

**T**urnout for the August 2<sup>nd</sup> annual meeting of Surf Pines Association was somewhat less than at last year's gathering. About 50 people, representing 43 votes, (roughly 15% of the membership) gave up part of a sunny morning to participate in our annual exercise in democracy.

President Chuck Johnson opened the meeting by introducing the board members and asking for approval of the 1996 annual meeting minutes. He then presented the treasurer's report and proposed budget. Discussion of the budget raised some questions about matters including the status of the gates, allocation of funds for road maintenance, and the reduced number of security patrols. After clarification of these items, the 1998 budget was approved.

Chuck introduced the three candidates for the two board vacancies and gave each a chance to make a statement and answer any questions members wished to ask. He then went through proposals 2 through 5 on the ballot for changes in the Articles of Incorporation and Bylaws. Considerable

discussion followed over the wording of Articles VI and X (Proposals 2 and 3) relating, respectively, to membership and assessments. Several members felt that the proposed wording did not really convey the desired change. After some heated debate, Linda Thompson made a motion, seconded by Burr Allegaert, to reword and resubmit these two proposals to the membership for a new vote. The motion passed by a large show of hands.

The president explained that acceptance of Proposal 6, a membership application form, will permit the board to bring its records up to date, to maintain a current record of membership, and let prospective buyers into Surf Pines know that membership in the association comes with purchase of property here.

For full results of the board election and votes on the above proposals, see page 2.

Several items of concern were raised during discussion of new business. Barbara Harrah spoke of the danger of the left turn

*see Annual, page 4*

## Collecting Revenue

**C**ommencing July 2<sup>nd</sup>, 1997, Surf Pines Association has converted to a standardized billing procedure as follows:

- Quarterly assessments are billed for the preceding quarter
- Bills are mailed in early July, October, January, April
- Unpaid dues-payers will receive these automatic reminders:  
     Friendly reminder  
     Not-so-friendly reminder  
     Notice of Intent to Lien  
     Copy of Lien (when filed)

Two amendments to the Articles of Incorporation enacted at the 1997 annual meeting include:

- each buildable tax lot will be assessed one dues assessment at the rate of \$60 a quarter for developed and \$30 a quarter for undeveloped property.
- The Association now has the authority to foreclose on lienied properties.

These two changes will go into effect on January 1, 1998 so that the quarter ending December 30, 1997 will be billed according to the revised assessment schedule.

*see Revenue, page 3*



# Association News

## *Tiger Teeth: O, my!*

"Tigerteeth" entrance control devices have been installed and are being tested at the south gate. Please notice the warning signs and lights, a manufacturer's recommendation. The board will monitor the success of the tiger teeth over the next three months. Future modifications to the gate systems await the outcome of this experiment.

Coastal weather and its rust has deteriorated the south entrance gate's frame and "skin." The stainless steel replacement should considerably extend the life of the gate and housing.

## *Bat Boxes On Hold*

Louann Riggan spoke at the annual meeting about the project to mount bat boxes to control mosquitoes and noted that while the boxes have been made, a presence of rabid bats in the area made it unwise to mount them. According to the *Daily Astorian*, several people have been bitten by bats that were found to be rabid. Until the threat is over, therefore, no attempt will be made to attract bats to take up residence in Surf Pines.

## *Dancing In the Street*

This year's street party was held from 5:30 to 8 p.m. at Linda Thompson's and Terry Andrews' home. Somewhat more than 50 people came to enjoy the beautiful summer evening of conversation with neighbors, delicious and abundant food, and dancing to the splendid music of the Brownsmead Flats. When space was cleared for square dancing it wasn't hard to convince eight couples to participate and a vigorous couple of sets had everyone applauding.

## *Grounds Angels Sought*

Ken Weber, grounds maintenance project manager, presents this plea:

### *Help Wanted!*

The Grounds Committee needs volunteers willing to help from time to time. If you are willing to donate some time and energy, all of Surf Pines will benefit and your efforts will be truly appreciated.

Jobs include clearing downed tree limbs after storms, maintaining the planted islands in Surf Pines Landing Drive, cleaning up the rights of way as needed.

Jean Parker, 738-8279, is taking names of those who are willing to be called when work parties are needed. The committee will try (storms sometimes fail to notify us) to call you in advance, so you can plan your time. Please call Jean.

## *Park Progress*

Access to the park and play area has been mowed. The path through trees to the pond viewing area is clearly visible and easily followed. A water connection has been installed to make water available for new planting. Continued development of the low-impact recreation area is planned and all interested members are welcome to contribute ideas and effort.

## *Right of Way Survey*

In our June issue, members were informed that a survey of our road rights of way was in progress by HLB & Associates Inc. We noted then that some unknown person had been removing the temporary survey marks placed by HLB on Ocean Drive. This expensive vandalism has, unhappily, continued and nine of the monuments are missing. The board of directors has therefore decided to offer a reward for identification of the responsible person:

## **\$500 Reward**

**for information leading to the arrest and conviction of the person responsible for removing surveyor's road right of way monuments.**

## *Defensive Driving Tactics*

Drivers who have had frightening close calls while trying to turn left into Surf Pines Road at the south entrance recommend the following defensive moves:

- signal your intention to turn left well before the intersection
- get into the left turn lane at the earliest possible moment
- flash lights to warn oncoming drivers

## How We Voted

### *1997-98 Board of Directors*

<i>President</i>	Louann Riggan
<i>Vice President</i>	Dick Tevis
<i>Secretary</i>	Tom Wilcox
<i>Treasurer</i>	Chuck Johnson
<i>At Large</i>	Al Laakso
<i>At Large</i>	John McGowan
<i>At Large</i>	George VonWeller

### *1997-98 Budget*

**Approved**

### *Proposals*

- Proposal 2: Amendment to Article VI, Articles of Incorporation. Surf Pines Association membership. **Approved.**
- Proposal 3: Amendment to Article X, Articles of Incorporation. Assessments and Charges. **Approved.**
- Proposal 4: Amendment to Article XIV, Articles of Incorporation. Voting rights. **Approved.**
- Proposal 5: Amendment to Article IX, By-laws. Collecting delinquent assessments. **Approved.**
- Proposal 6: Addition of Exhibit B to the Articles of Incorporation. Application for membership. **Approved.**





# THE PIPELINE

*Surf Pines Water Association Newsletter*

*September, 1997*

## SPWA Annual Meeting

The Annual Meeting of the Water Association was held at the Astoria Golf & Country Club on August 23. This followed close on the heels of a Special Membership Meeting which had been held on July 12.

Bob Black and Natalie Cellars was each elected to three-year terms on the Board of Directors. At the organizational meeting of the Board held on August 30 the following Officers were elected for the coming year:

Burr Allegaert	President	738-7717
Babe Price	Vice President	738-6760
Natalie Cellars	Secretary	717-0628
Bob Black	Treasurer	738-0223

In addition to his responsibilities as Treasurer, Bob will continue to serve as Chair of the Operations Committee. This committee is the principal interface between the Water Association and the City of Warrenton

Public Works Department.

Each of the various ballot measures presented to members at both the Special Meeting and the Annual Meeting was approved overwhelmingly. With these approvals, the Board of Directors will move forward with the special assessment and the pipe improvement project as well as with the dismantling of the two pump stations and sale of that equipment. **Any proposed sale of real estate will be presented to the members for their approval prior to any disposition.**

We hope to have the Special Assessment bills in the mail by November 1, with payment due within 60 days thereafter. Included with these statements will be an application for credit to the Bank of Astoria for those who wish to pay the assessment over time. The Bank has agreed to accom-

modate such requests up to the amount of the assessment for one share. Other arrangements may be possible for those relatively few who have multiple shares.

Here on the north coast, it seems difficult to establish firm time schedules for projects with any hope that events will unfold as planned, but the Board is optimistic that at some point later this fall or early this winter the plans and specifications for the pipe improvement project will be ready, competitive bids received and a contract awarded. We hope to get lower bid prices for doing the work during the winter months since most contractors are not as busy at that time of year.

If the eventual cost of the project is less than the estimated \$642 per share, it is the Board's intention that members receive a refund of the difference.

### To report leaks or breaks in water mains To report any perceived problems with water quality Call:

City of Warrenton	<b>861-2233</b>	Monday through Friday, 8 a.m. to 5 p.m.
Astoria Police Dispatch	<b>325-4411</b>	After business hours on weekdays and on Saturday, Sunday & Holidays

Now that the City of Warrenton is providing our maintenance and repair services we request that you contact them directly at the numbers in box at left.

Burr Allegaert, President . 738-7717  
Babe Price, Vice President 738-6760

Natalie Cellars, Secretary ... 717-0628

Bob Black, Treasurer ..... 738-0223  
Bob Gazewood, At-Large .. 738-9426 or 503-667-0524

Revenue, from page 1

## Wildfire Precautions

As always during the dry season, there is heightened concern about the possibility of wild fires in Surf Pines. Tom Wilcox has submitted the following advice to all property owners:

The Gearhart Fire Department, which, with the Forestry Department, is responsible for extinguishing wildland fires in Surf Pines, has expressed concern about the large amount of flammable material around many of our homes. In the event of a wildland fire, this debris would make it very difficult to defend houses. Fire fighters might be forced by expediency to concentrate on those homes with some

chance of being saved, abandoning others.

The fire department will be happy to come to your home, point out problem areas and tell you what you may do to eliminate them. If you wish to know how to make the area around your home more defensible against fire, contact Tom Wilcox at 738-3515 or any other board member. They will coordinate requests with the Gearhart Volunteer Fire Department.

The Association board is concerned about the fire potential and would like to see home and property owners take steps to limit fire hazards in Surf Pines.

## Want to Avoid Fuss?

For promptest credit of dues payments, please **do not leave them in the drop box** near the south gate. The time it takes to retrieve and mail them to the bookkeeper has resulted in late notices to more than a few residents. Spend 32¢—please Mail to: Surf Pines Association, Box 845, Seaside OR 97138

Separate checks for Surf Pines Association and Surf Pines Water Association are a must. The two are entirely separate corporate entities and *may not* pool revenue. Combined checks will be returned for reissue. Good news: it's okay to mail payments in a single envelope and save a stamp.





Annual, from page 1

lane from Highway 101 onto Surf Pines Road. Others immediately related tales of close encounters while trying to turn. The suggested solution to the problem was to ask the Oregon Department of Transportation (ODOT) to change the road marking sooner to warn cars traveling south of the single lane. Barbara Harrah agreed to form a small committee to contact ODOT about the problem. If you are interested in helping, contact her at 738-0550.

Brian Cameron mentioned the illegal and unseemly behavior of some people on the beach, behavior that often spills over into Surf Pines and affects residents of Ocean Drive. He wondered if something could be done to prevent activities such as starting fires too close to the vegetation, leaving refuse behind after camping, and

thoughtless driving that is a threat to others using the beach. Brian, at 738-5880, is forming a committee and welcomes anyone interested in helping.

Dave Price was concerned about the proposed extension of Fort Clatsop park to county property at Sunset Beach, which would include a large parking area that would bring many more cars into Sunset Beach Road and onto the beach. He also raised the problem of the condition of Neacoxie Lake and the creek, where the flow of water has been blocked by beaver dams, a recurring problem. Marilou Sayer mentioned in this connection the increasing density of lily pad growth in the lake. Chuck asked that all those interested in these matters form committees and bring suggestions for possible action to the board.

## Election Results

The two vacancies on the board of directors were filled by election of Chuck Johnson and John McGowan. All four proposals to amend the Articles of Incorporation and Bylaw IX were approved by large majorities (see page 1 for discussion on Proposals 2 and 3 at the meeting). The proposal on Exhibit "B" to add to the Article of Incorporation was also approved. Only 30 members, however, returned signed forms with their ballots.

Ninety-two ballots were cast either by mail or in person, a slight falling-off of participation from last year. One-third of the membership voted.

Unhappily, Steve Clark, who was set to take over as president, became ill a couple of weeks after the annual meeting and to everyone's deep distress and regret he has felt it necessary to resign from the board. Steve made a very valuable contribution to the work of the board while he was a member and he will be missed.

The board has appointed George VonWeller to fill the vacancy.

### Surf Pines Association Board of Directors

<b>President</b>	Louann Riggan	2300 Lucas Drive	738-5457
<b>Vice President</b>	Dick Tevis	2252 Lucas Drive	738-3111
<b>Secretary</b>	Tom Wilcox	2320 Lucas Drive	738-3515
<b>Treasurer</b>	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
<b>At Large</b>	Al Laakso	2419 Manion Drive	861-9396
<b>At Large</b>	John McGowan	2510 Malarkey Drive	861-3732
<b>At Large</b>	George VonWeller	2332 Manion Drive	738-5982

the Surf Pines Breeze

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Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the Breeze!

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Warrenton, OR 97146  
2003 Manion Drive

THE PIPELINE  
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